

1872026263

AFTER RECORDING RETURN TO:
Robert James Brazeal, Jr.,
5230 Brant Drive
Bonanza, OR 97623

2014-005282
Klamath County, Oregon
05/16/2014 12:18:24 PM
Fee: \$47.00

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS
Same as Above

First American Title of Oregon: Order No.: 7029-2026263 / PNW: 13113965

Property ID: R471395
Property Address: 5230 Brant Drive, Bonanza, OR 97623

SPECIAL WARRANTY DEED

Fannie Mae aka FEDERAL NATIONAL MORTGAGE ASSOCIATION, GRANTOR,
whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254

The true consideration for this conveyance is **\$45,000.00**. (Required by ORS 93.030).
conveys and specially warrants to

ROBERT JAMES BRAZEAL, JR.,
GRANTEE, whose address is 5230 Brant Drive, Bonanza, OR 97623

the following described real estate free of encumbrances created or suffered by Grantor except as
specifically set forth herein:

LOT 6 IN BLOCK 60, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NO 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: ANY AND ALL ITEMS DISCLOSED OF THE PUBLIC RECORD OR ON A COMMITMENT
OF TITLE, INCLUDING WITHOUT LIMITATION ANY AGREEMENTS, CONDITIONS, COVENANTS,
DECLARATIONS, EASEMENTS, NOTICES, RIGHTS, RESERVATIONS, AND/OR RESTRICTIONS WHICH
ARE INCORPORATED HEREIN AS IF FULLY SET FORTH.

F.
52.00

Document: Special Warranty Deed

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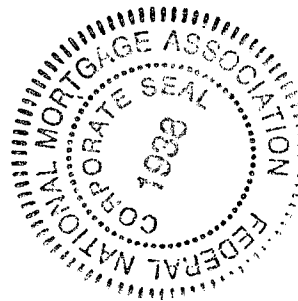
Property Address: 5230 Brant Drive, Bonanza, OR 97623

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

GRANTOR: Fannie Mae aka Federal National Mortgage Association

By: Gina Dennis
Its: Assistant Vice President
DATE: May 13, 2014



STATE OF TEXAS)

) ss

COUNTY OF DALLAS)

I certify that I know or have satisfactory evidence that Gina Dennis is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument. And that he/she is the Assistant Vice President of Fannie Mae aka FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is authorized to sign on its behalf.

Dated: May 13, 2014

[Signature]

Notary Public in and for the State of Texas
Residing at _____
My appointment expires: _____

